



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

April 26, 2016

Members Present:

Jake Sappenfield	President
Josh DeArmitt	Vice-President
Ken Austin	Secretary
John Ditmars	Member
Lee Hodgen	Member

Others Present:

Rob H. Schafstall	Legal Counsel
Krista Linke	Director of Community Development
Julie Spate	Recording Secretary

Call to Order:

Jake Sappenfield called the meeting to order at 8:00 a.m.

Approval of Minutes

Lee Hodgen moved to approve the minutes. Josh DeArmitt seconded. The motion carried.

Old Business

None.

New Business:

C 2016-02 BCC Products

John Ditmars moved to find in compliance. Ken Austin seconded. Passed.

C 2016-14 GROK

C 2016-33 Nitrex, Inc.

GROK Enterprises is the property owner and Nitrex the tenant. They explained about their lack of employees in their major downturn of 2015, but they have begun hiring again. Mr. Austin moved to find them in compliance. Mr. Hodgen seconded. Passed.

C 2016-18 Indiana Hydraulic Equipment

They have met their personal property investment as closely as they are going to come. They have always exceeded their real property and are short about 12 employees with plans to hire that many in 2016. Mr. Sappenfield asked if there is a way for the Commission to hold them accountable next year. Ms. Linke confirmed she compares their reports from year to year. Mr. Hodgen moved to find in compliance. Mr. DeArmitt seconded. Passed.

C 2016-34 NSK Precision America

C 2016-35 NSK Corporation

C 2016-36 NSK Corporation

C 2016-37 NSK Precision America

C 2016-36 They said they were going to purchase \$20 million in personal property and only purchased \$6.2 million. They continue to be behind schedule since the start of this project. Mr. Sappenfield asked if they need an extension. Ms. Linke confirmed it is possible as they have until the end of this year, but she would prefer to end this abatement and start another one rather than draw this abatement out. Mr. Ditmars asked how the plan is developed and communicated. Mr. Austin wishes a letter be sent to them communicating these concerns and deadlines. Ms. Linke identified the end of this year to be the deadline, but Mr. Ditmars questioned if that wouldn't be too late for modification or extension as they have to have the investment made by the end of this year. Mr. Austin felt a letter should be sent. Ms. Linke confirmed she has already spoken with them but is willing to send a letter asking them to amend the abatement now if the Commission so desired. Mr. Ditmars agreed with the suggestion for the letter. Mr. Hodgen inquired as to whether C 2016-36 should be held until next month. Ms. Linke doesn't want to hold up their tax return. Mr. Ditmars moved to find 34-35 & 37 in compliance without condition and 36 in substantial compliance with the condition of a letter advising them of amendment options to their abatement. Seconded by Mr. Austin. Passed. Ms. Linke will also try to arrange a site visit to NSK.

C 2016-38 Overton Industries

C 2016-40 Overton Industries

C 2016-41 Overton Industries

Mr. DeArmitt moved to find them in compliance. Seconded by Mr. Hodgen. Passed.

C 2016-42 Premium Composite North America (PCTNA)

Mr. Austin observed that their temp to hire process seems to be dragging on. Ms. Linke explained it to be due to high turnover and multiple shifts. Commission members asked if there were salary figures provided for the 4 employees that are working at this location for their parent company. Ms. Linke responded that those were not provided, as they were not required to be disclosed. She imagines they are higher paying positions. Mr. Austin moved to find in compliance. Mr. Hodgen seconded. Passed.

C 2016-44 Pridgeon & Clay

Mr. Ditmars moved to find in compliance. Mr. DeArmitt seconded. Passed.

C 2016-45 Shipston Aluminum Technologies (Formerly CTC Casting Technologies)

Mr. DeArmitt moved to find in compliance. Mr. Austin seconded. Passed.

C 2016-46 Tippmann Realty Partners

C 2016-48 Tippmann Realty Partners

Their report format is more difficult because they combine their phases. However, they exceed all of their original estimates for the number of employees, average salaries, as well as real estate investment. They reported Phases one through three individually and then combined phases four and five. Mr. Ditmars moved to find in compliance. Mr. Austin seconded. Passed.

Other Business:

Ms. Linke reported that two of the 48 compliance reports were not received this year. CTC04 at 1450 Commerce Parkway, the Hillcroft Building, was received neither last year nor this year. Ms. Linke surmises because it is not wholly occupied as they anticipated, perhaps they are not claiming the

abatement. Dana Monson from JCDC was in the audience and will reach out to building owner Joel Fritz. Mr. Sappenfield asked if they are receiving the annual abatement report packet which Ms. Linke confirmed. Mr. Austin suggested pulling their abatement, however Ms. Linke reminded they are not receiving it since they are not submitting their CF1 forms. Mr. Ditmars asked what the issue is if they are not receiving their abatement. Ms. Linke says there is none, just by way of information. Mr. Austin asked how much money is involved, but Ms. Linke would have to check. The second one is Precision Cutoff of Indiana. Ms. Linke has contacted them and they provided contact information for the company that purchased their equipment, but they have not responded.

Mr. Sappenfield asked if any new ones were coming. Ms. Linke mentioned a recent issue with the Hetsco abatement. They didn't file forms with the county after the abatement was approved, so a waiver of non-compliance may need to be filed. Mr. Austin wondered about a site visit, but Ms. Linke thinks it is more of a housekeeping issue.

Tara Payne from DDF reported Farmers Market starting on May 14 and Strawberries on the Square May 27. She has also spoken with Hoosier Brewing Company and he plans a party on June 3.

Adjournment:

There being no further business, a motion to adjourn was made by Mr. Austin and a second by Mr. DeArmitt. The motion passed and the meeting was adjourned.

Respectfully submitted this 10th day of May, 2016.

Jake Sappenfield, President

Ken Austin, Secretary